

**THE FAYETTE COUNTY PLANNING COMMISSION** met on May 2, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**MEMBERS PRESENT:** John H. Culbreth, Chairman  
Danny England, Sr., Vice-Chairman  
Al Gilbert  
Arnold L. Martin, III

**MEMBERS ABSENT:** Brian Haren

**STAFF PRESENT:** Pete A. Frisina, Director of Community Services  
Howard Johnson, Planning and Zoning Coordinator

**MEMBERS ABSENT:** Chanelle Blaine, Zoning Administrator

**Welcome and Call to Order:**

Chairman Culbreth called the Planning Commission Meeting to order.

Chairman Culbreth called for the swearing of Arnold L. Martin, III as a returning member of the Planning Commission.

Arnold Martin raised his right hand and read aloud the oath provided by Pete Frisina.

Chairman Culbreth welcomed Arnold Martin back to the Planning Commission.

**1. Consideration of the Minutes of the Planning Commission meeting held on Thursday, April 18 2019.**

Al Gilbert made a motion to approve the minutes of the meeting held on Thursday, April 18, 2019. Danny England seconded the motion. The motion passed 3-0-1. John Culbreth abstained. Brian Haren was absent.

Chairman Culbreth asked the petitioner to come forward.

**PUBLIC HEARING**

**2. Consideration of Petition No. 1283-19, Joe B. Brock, Daniel B. Brock, and James G. Brock, Jr., Owners, and Rod Wrightcorp, Agent, request to rezone 8.756 acres from A-R to R-70. This property is located in Land Lot 3 of the 5<sup>th</sup> District, and fronts on Harris Road.**

Chairman John Culbreth stated as a reminder to the Petitioner that only four (4) Planning Commission members were present and one member was absent, the petitioner had the option to delay the meeting to a future meeting when a full board was present.

Chairman Culbreath asked the petitioner what he desired.

Rod Wright stated that he wished to proceed.

Chairman Culbreth then asked Pete Frisina to read aloud the rules of the public hearing.

Rod Wright introduced himself and he asked for an approval to rezone the property from A-R to R-70. He said that he believed the site was good for what he was proposing since it meet the future land use plan. He stated he would answer any questions or address any concerns.

Chairman Culbreath asked if there was anyone else in favor of the petition.

Being none, he then asked of there was anyone opposed to the petition.

Chairman Culbreath asked the speaker to come forward.

Morgan Kendrick (250-350 Harris Road) who owns about 42 acres across the street from the proposed development stated that he is concerned about how it fits into the County's land use plan. He said that he concerned about traffic on the road, since it is small one (1) mile road which has a rural landscape for many years. He emphasized that his key issue was around the County's long term land use and what is the other precedence that has been set on Harris Road with the reduction of other large tract of land and traffic, density in the community, size of homes as it relates to others homes in the neighborhood and the overall real estate in the area.

Chairman Culbreth asked if anyone else wanted to speak in opposition of the Petition. Being none, he asked the petitioner to return for any rebuttal.

Rod Wright stated that the homes will be large and the prices will start in the start in the ½ million dollar price and range up to a million and will be comparable the homes in the surrounding area. He also stated that development meets the future land use plan, the soils are good for a conventional septic system, and access to water which he would bring water from Redwine Road up to Harris Road to the site.

Chairman Culbreth stated that since there are no further comments, he brought the item to members of the Planning Commission for discussion.

Al Gilbert asked Rod Wright if there was a reason that his rezoning request was for R-70 instead of R-72, which has identical in setbacks, but has a 2100 square foot minimal home instead of a minimum 1500 square foot home. He also noted that R-75 is a 2500 square foot minimum and R-78 is a 3000 a square foot minimum.

Rod Wright asked what building line setbacks requirements in those categories.

Al Gilbert responded that the R-70 & the R-72 are the same setbacks.

Danny England replied that the only difference is the minimum house sizes.

Al Gilbert stated that the setback do changes in R-75 and R-78, problems do occur to meet setback once developers attempts to increase the size of the lot.

Rod Wright responded that the looked at the zoning in the surrounding areas which was R-72. Therefore, he requested R-72.

Pete Frisina responded with the dimensional of both of R-70 & R-72.

Rod Wright confirmed with Pete that the only between R-70 and R-72 is 2100 square feet. He stated that he could work with R-72.

Arnold Martin asked what lot sizes are proposed.

Rod Wright responded the lot sizes will be a two (2) acre at a minimum.

Arnold Martin asked the number of home proposed.

Rod Wright responded that he will build a four (4) properties. The noted the existing historical home will remain and will sit on 2.76 acres.

Danny England clarified that he will build three (3) additional homes, and the historical home will remain.

Arnold Martin asked Pete Frisina about a nearby property that is zoned is R-70 and whether it is planned for development.

Pete Frisina stated that he believes that the R-70 parcel currently has one house on now lot.

Arnold Martin noted that he asked because of the neighborhood concern of how much traffic would result.

Danny England noted that the staff report indicated that this rezoning will only generate 29 trips per day. He asked Rod Wright if the existing home on the existing lot would meet the requirements under R-72.

Rod Wright stated that the home is 6,000 square feet and it a historical home moved from downtown Fayetteville in 1973 that was built in the 1800.

Chairman Culbreath asked if there was any additional questions from other members of the Planning Commission.

Al Gilbert made a motion to approve Petition 1283-19 to rezone 8.756 acres from A-R to R-72 (as amended) to develop a Residential Subdivision with four (4) lots. Danny England seconded the motion. The motion passed 4-0. Brian Haren was absent.

**3. Consideration of Petition No. 1284-19, Michael M. Vuocolo, Owner, and Rod Wrightcorp, Agent, request to rezone 21.275 acres from A-R to R-70. This property is located in Land Lot 2 of the 5th District, and fronts on Harris Road and Redwine Road.**

Chairman Culbreth requested a discussion by the petitioner.

Rod Wright introduced himself and he asked for an approval to rezone the property from A-R to R-72 (as amended). He said that he believed the site was good for what he was proposing since it meet the future land use plan. He noted that he requested one lot facing Redwine Road, so than when the homes are built it rolls into Harris Road instead of a side yard facing Harris Road, and it allows for more privacy in the back yards.

Chairman Culbreth asked if there was anyone who wanted to speak in opposition of the petition.

Morgan Kendrick (250-350 Harris Road) stated that his concern are similar to the previous petition. He stated that Harris Road probably has 13 houses on the entire road today. His concerns are the increased density, concerns around home size, a \$50,000 minimum does not equate to 1500 square feet and 2100 square feet is a stretch as well.

He stated that that this is a large tract of land that Dr. McCullough has owned for years, there is clearly a plan for the balance of the land, much of which has some low lying property with water runoff. He questioned what the long-term plan for this land, why doesn't the subdivision come of Redwine Road and end with a cul-de-sac, instead of a row facing along Harris Road. He questions the long-term use of this property. His mother's property backs up to this property and they have concerns with such a large tract owner on their street.

Chairman Culbreth asked Rod Wright, if he wished to speak to their concerns.

Rod Wright responded that at this time the property will remain undeveloped. He said he was trying to decide if he would live personally of the remaining 53 acres. He stated that he does not choose to live on the property, he may one day possibly build a two (2) acre yield and request a one (1) acre conservation subdivision. At his time, he has not decided.

Chairman Culbreth brought the item to Planning Commission for discussion.

Danny England question whether the lot actually exist yet or is it subdivided from a large piece.

Rod Wright stated that portion this part of a 50 acre parcel.

Pete Frisina stated that is a portion of a lot that is being rezoned, therefore, the lots will have to be re-platted.

Danny England stated that the 21-acre parcel does not exist yet and stated that it can't be rezoned.

Pete Frisina responded that the rezoning 21 acres of a 51 acre parcel. The platting will create the subdivision. The parent tract is 50 acres, so the 21 acre portion will have to be rezoned and then it will be platted. The rezoning will be based on meets- and -bound descriptions. It has been surveyed.

Chairman Culbreth asked if there are not any additional questions by other members of the Planning Commission, he asked for a motion.

Arnold Martin made a motion to approve Petition 1284-19 to rezone 21.275 acres from A-R to R-72 (as amended) to develop a Residential Subdivision with ten (10) lots. Al Gilbert seconded the motion. The motion passed 4-0. Brian Haren was absent.

#### **OLD BUSINESS**

#### **4. Discussion of the Highway 54 Overlay District.**

Chairman Culbreth reconvened the meeting at 7:30 pm in the Conference Room.

Pete Frisina opened the discussion by reviewing the latest changes in the draft document since the last meeting. He noted the changes (Page 3) which stated that the vehicle loading / unloading bays shall be located on the side or the rear of the storage facility and not facing State Highway 54 and he also noted the change that the vehicle loading / unloading area located on the side of a self-storage facility shall be required to have a drive-thru canopy or a porte cochere. He further explained these changes are due to concerns related to having a vehicle exhaust inside a building. A canopy would not be required on the rear of the building.

Peter Frisina introduced Brett Vincent (378 Ebenezer Church Road, Fayetteville), a visitor, who stated that he was building a self-storage building on Crabapple Road. Senoia Road (former BBQ Junction restaurant).

Pete Frisina then referenced Page 4, under Section D, rezoning application will now require some elevations drawings of proposed structures with a re-zoning application. The drawings shall be detailed enough to convey the design intent of the project, such as: communicate the size, overall mass shape and structure as well as details and architectural features, such as the roof structure, building material, windows and doors, entry/canopy/awnings, etc. Elevations will drawn to a common architectural scale and include overall building height to roof eve,

height to top-of roof, overall building width, height of each floor plate, location of exterior doors /windows and building materials. Pete Frisina concluded by noting that he added that a site plan will be required after zoning approval along with a more detailed set of elevation drawings.

Arnold Martin asked if the guidelines which are proposed for this overlay area will be used for other overlay areas in the future.

Pete Frisina responded that the Highway 54 corridor is specific for the area from the city limits of Peachtree City to the city limits of Fayetteville. He also noted that this was the first overlay district created in the 1990's. He explained that this effort started when a landowner in the Corridor came with a self-storage concept, therefore he conducted an inventory of the Corridor which showed several large undeveloped tracts zoned O-I. He stated that this effort is looking to accommodate such a use but not allow it on an undersized lot that cannot support or be overwhelmed by such a use. He concluded that by creating a special district, inside the overlay, any lot which is five (5) acres or greater and zoned O-I will be eligible for the expanded land uses.

Pete Frisina then reviewed the discussed the proposed expanded uses which are not currently allowed in O-I. These expanded uses have an office-institutional character and they fit in well with the office uses, because the windows and doors are not real but give the appearance of an office or public building.

Arnold Martin noted the first time he noticed a storage building with an office façade in Buckhead Community of Atlanta near Buford Highway and Lenox Road, which he described as having a beautiful exterior.

He then asked if there is any written limit on the density or the number of the storage buildings in a certain area.

Pete Frisina said there is not a written limit, however market forces will drive what is available. He then stated that the developers who are proposing this storage facility have done market studies that indicate there are enough rooftop in the area to support such a nicer facility with climate-control units, but unique to this facility are the special contractor office with an attached store space.

Arnold Martin questioned the regulations of storing hazardous materials the storage units.

Danny England stated that the building code will cover some of the regulations via the Fire Marshal, however, in reality, there is only a lease agreement that the operator will not store hazardous materials, such as lead batteries, gunpowder, ammunition, etc, in the storage units.

Pete Frisina noted the County does not have the facilities to inspect every unit.

Arnold Martin said that he was thinking in the broader sense of the many chemicals uses in the

film industry uses and to create an allowance for some materials.

Pete Frisina responded that some things should not be placed in the zoning ordinance, such as no hazard materials, which is not defined, however the Fire Marshal has a specific list.

Danny England said one solution is to design on the side of caution, essentially building a bunker with sprinkler system.

Brett Vincent, a visitor, commented that his understanding is that one of the buildings will contain indoor RV storage, he noted that RV's contains gasoline, diesel fuel, charcoal, lighter fuel, and electrical batteries and other combustibles which should be taken into consideration when planning the storage facility.

Pete Frisina replied that is reason why the RV storage will housed in a separate building and the number of RV's to be stored is unknown. The RV storage is actually a concierge service where the RV will be maintained on site and delivered to the customer.

Pete Frisina said he met with the Fire Marshal who stated that he will inspect any businesses but maybe unable to inspect each storage unit rented by an individual.

Arnold Martin expressed his concern that the density and the number of self-storage units may result in too many units in a small area. He cited as an example the number of car washes along a stretch of State Highway 85 North from Downtown Fayetteville to the Fayetteville Pavilion inside the city limits of Fayetteville because a limit of the number of a certain type of business was not put in place.

Pete Frisina noted that he did not think he has the expertise to create a threshold.

Danny England noted that it took 30 years to create a 3-mile development corridor near the Fayetteville Pavilion.

Arnold Martin noted a future live-work development proposed for the corner of Highway 54 and Highway 85 in the City of Fayetteville.

Pete Frisina noted that the key feature of the proposed indoor self-storage is its low impact use and it does not require much septic infrastructure, especially since the County does not have a sewer system.

Al Gilbert replied to Arnold Martin that years ago the property that he questioned was unincorporated at that time, he noted that the Planning Commission created some great concepts to encourage large-scale developments, such as office parks in several corridors, however their plans did not encourage developers. Developers were not interested in that type of development at that time, and he explained that they had to forgo their plans and the restrictions may have encouraged the properties to be annexed into Fayetteville. He concluded that annexations will hurt the quality of the development in the area.

Arnold Martin noted that there are four large car washes in a ¼ mile of each other. He felt that why it is important to have groups such as the Planning Commission who view development for more than profits.

Pete Frisina noted that shopping centers have a similar development cycle, the new shopping center is popular until a few years later when the newer shopping center is completed. He noted that if the older shopping center is not redesigned a lower quality tenant will result.

Al Gilbert noted that Lenox Square has survived over the years, but the other members noted the number of constant expensive upgrades that mall has undergone along the amount of money that flows through that mall.

Pete Frisina questioned what should be done regarding the new concept submitted by the developers as relates to ratios between office and storage. Originally, the concept was that of the floor plan twenty percent of was to be businesses.

Danny England stated that two buildings are proposed so that there is vehicle access to the rear, because it is functional. Architecturally, looking from the highway, the design is not as good as having one (1) building because there are two facades.

Al Gilbert stated that the cost of construction will be higher to build two (2) buildings.

The members discussed in great detail the functional layout of the proposed buildings.

Arnold Martin asked if similar to an indoor storage building that the City of Fayetteville just recently approved (newspaper article).

Peter Frisina responded that it was very similar to the project noted in the newspaper article, and this design is a very popular concept.

Danny England noted that the indoor storage facility in the article does not mention any office uses.

Peter Frisina noted that the developers of this particular project have been attempting to develop this tract for more than ten (10) years. He said that originally it was designed as a subdivision with a cul-de-sac street with four (4) lots. He explained that the original plat was approved but it was never recorded and there were no interested buyers. The owners are hoping to use the indoor storage facility as a solution to utilize their property.

Pete Frisina stated that he will work on the verbiage to maintain a certain percentage of office.

Danny England said that the concept is no longer a main building with a storage behind it anymore, this is now a storage building with a separate garage.



Arnold Martin asked would the verbiage state the percentage of the total floor area vs, the total of each building.

Peter Frisina stated that he will recraft the language to capture the intent of the district.

Danny England replied that it now reads as twenty percent of the first floor square footage.

Al Gilbert asked what happens if the developer builds the first build, but never build the second building in the future.

Peter Frisina stated that if they came and built one building, the building will have to meet the twenty percent of office space requirement.

Danny England noted that the City of Atlanta requires that each project in certain overlay districts has to meet the commercial use percentage requirement, this is done to prevent the problems that may occur if the additional phases do not get built.

Pete Frisina said the verbiage will have to address two scenarios with separate calculations, one if only constructing one building and a second for constructing multiple buildings. He then asked the group if there were no businesses there, should there be an additional concept.

Danny England replied that the building should look the same, just the number cars in the parking lot will change, therefore the design of the primary building become more important because it should screen the large box behind it.

Arnold Martin noted a nearby gymnastic /dance school which has a deep setback from the highway, he questioned what the setback requirement for this development.

Peter Frisina responded that the developers decided was the best place to build.

Danny England suggested that if a gate was strategically designed and placed, then it could be considered as one (1) building, he also suggested that the gate could be a desired security for an office tenant to prevent theft. A better design could create a better relationship between the two uses.

Pete Frisina said he would work on the possible scenarios for discussion in two weeks.

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Chairman Culbreth asked for a motion to adjourn.

Danny England made a motion to adjourn. Al Gilbert seconded the motion.

The motion passed 4-0. The meeting was adjourned at 8:09 PM

PLANNING COMMISSION  
OF  
FAYETTE COUNTY

  
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JOHN H. CULBRETH, SR, CHAIRMAN

ATTEST

  
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HOWARD L. JOHNSON  
PLANNING COMMISSION SECRETARY